HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

New Home Market

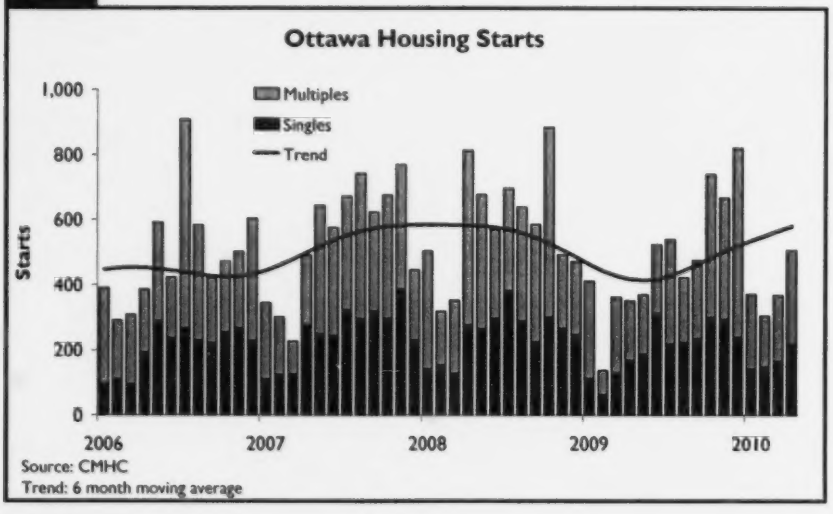
Ottawa's Strong Housing Activity Continues in April

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased to 506 units in April, compared to 350 units in April 2009. Year-to-date starts are now up 23 per cent for the first four months compared to the same period last year.

Recovering employment conditions supported by public sector's stability keeps providing the Capital City's housing market with a strong base. This can be witnessed in the month of April, where housing starts posted growth in all dwelling categories.

The high number of starts in April led to an improvement in the year-to-date pace, where activity was strong across all housing segments, the

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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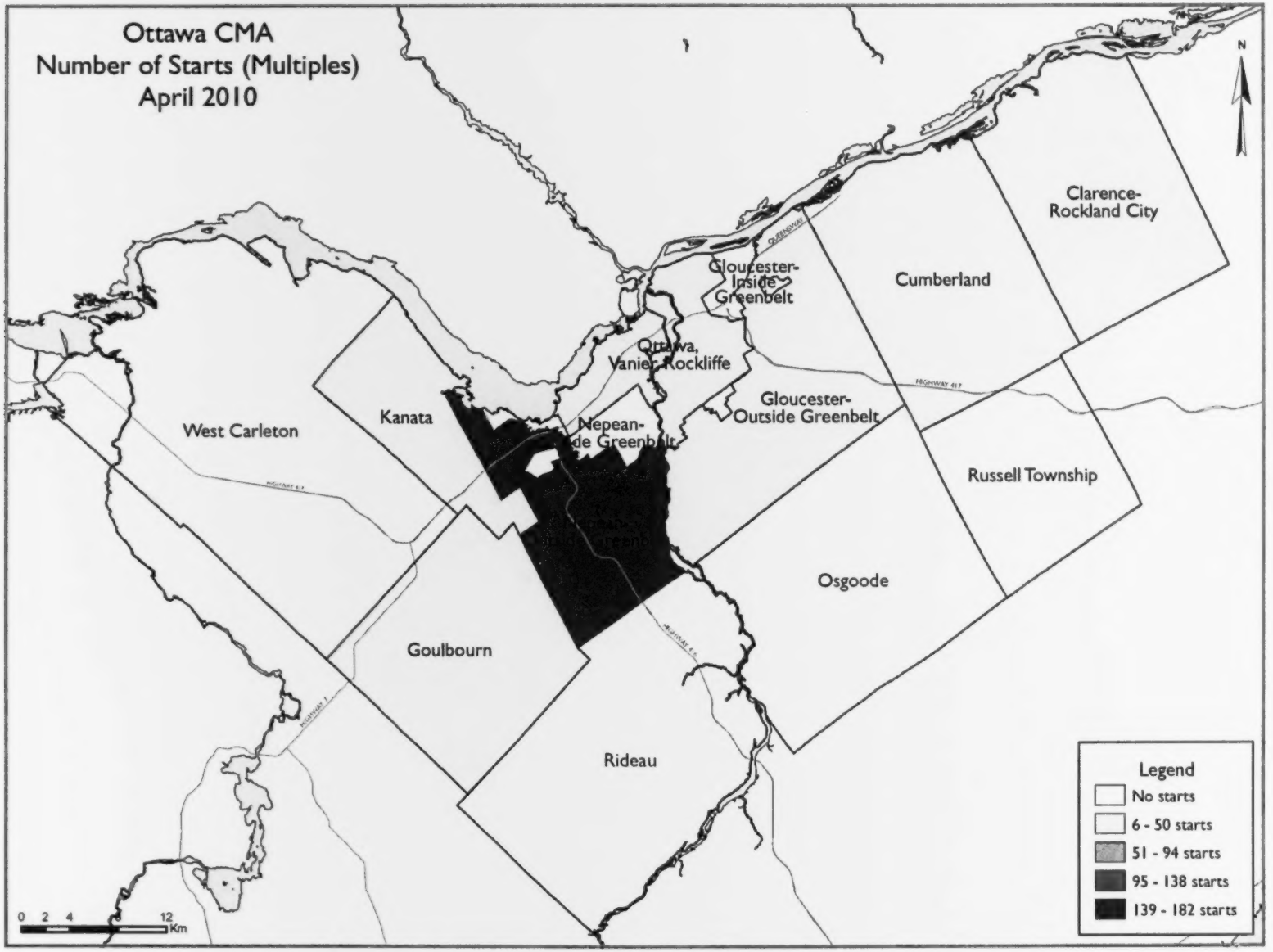
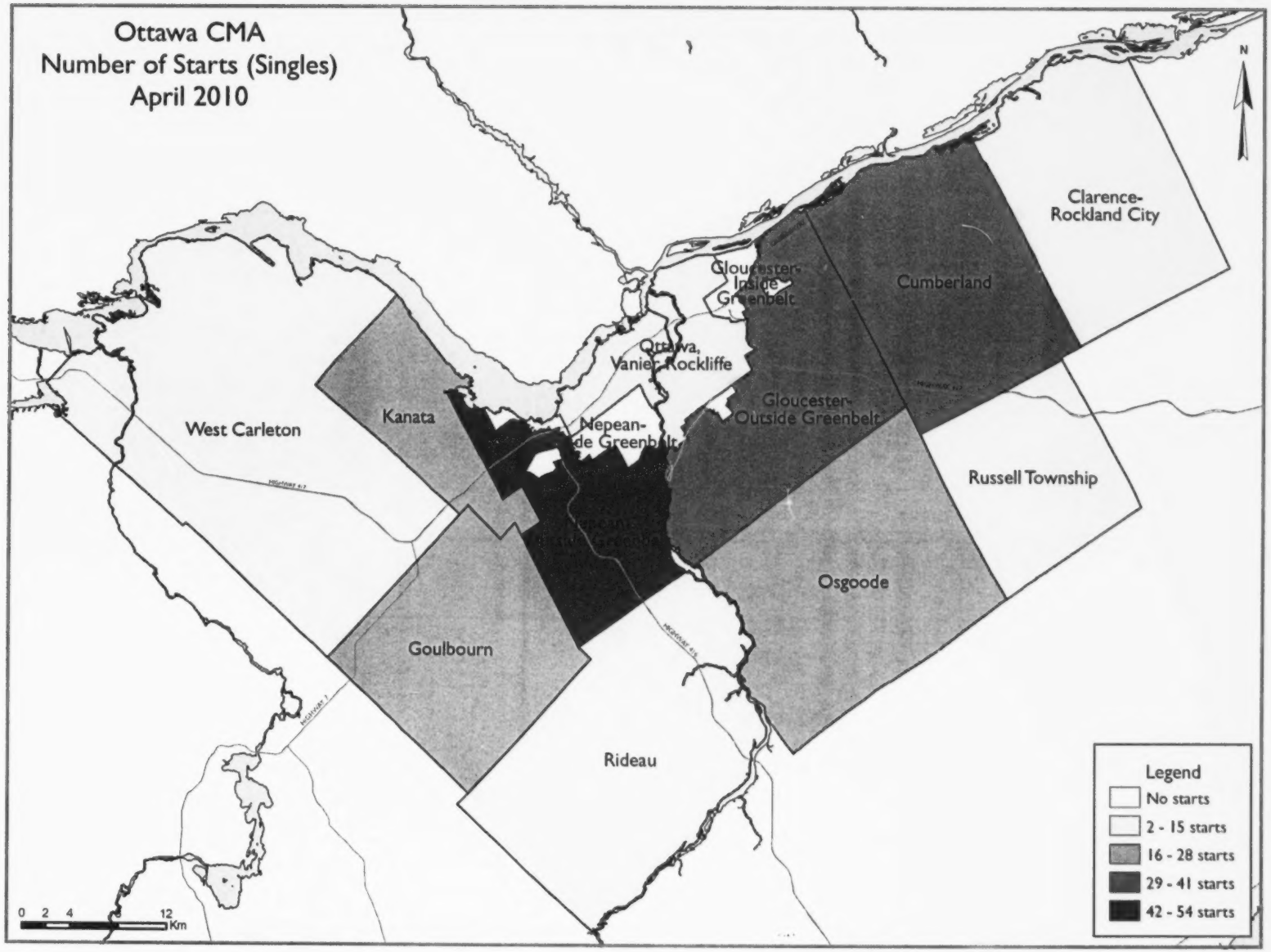
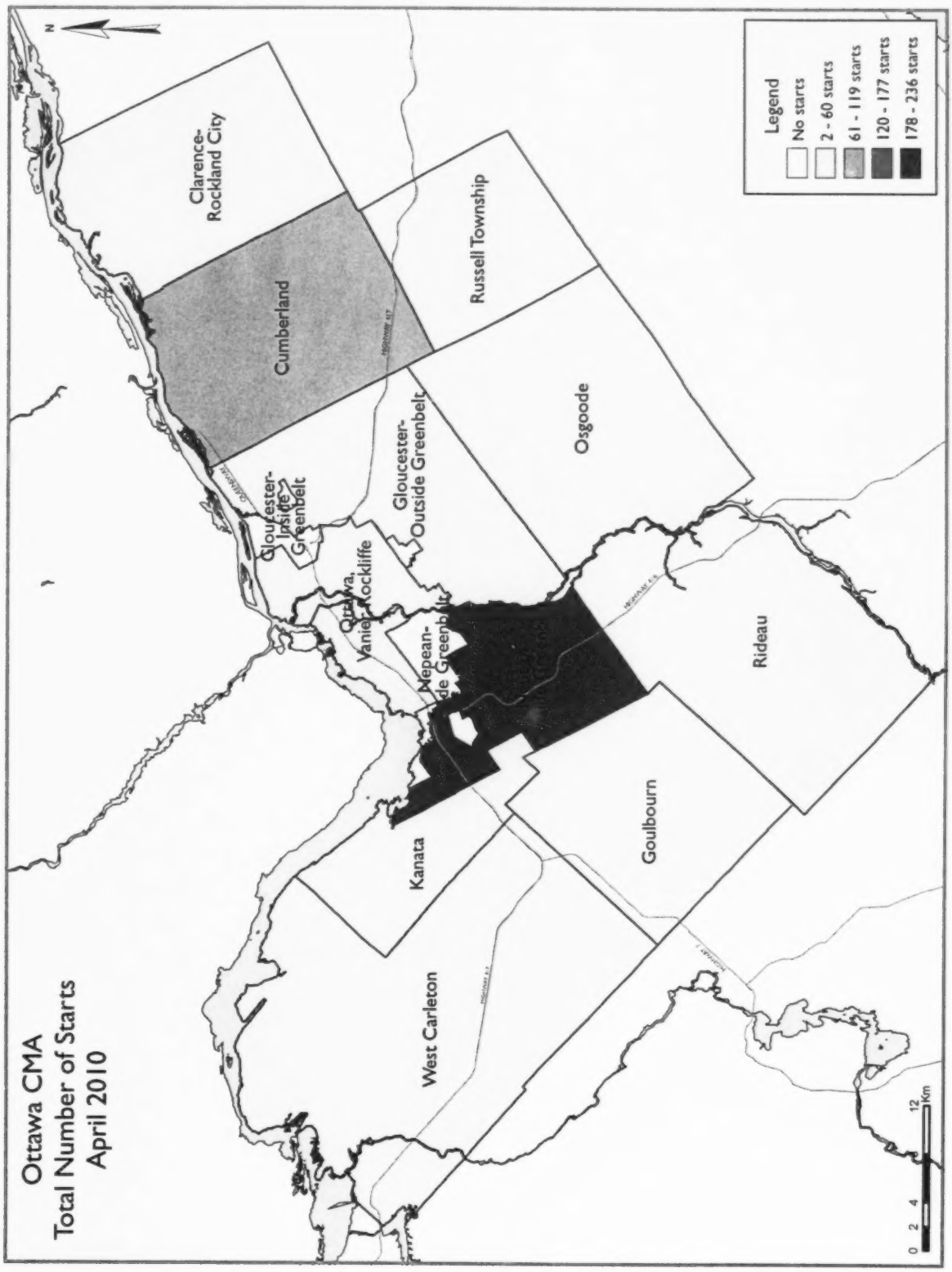
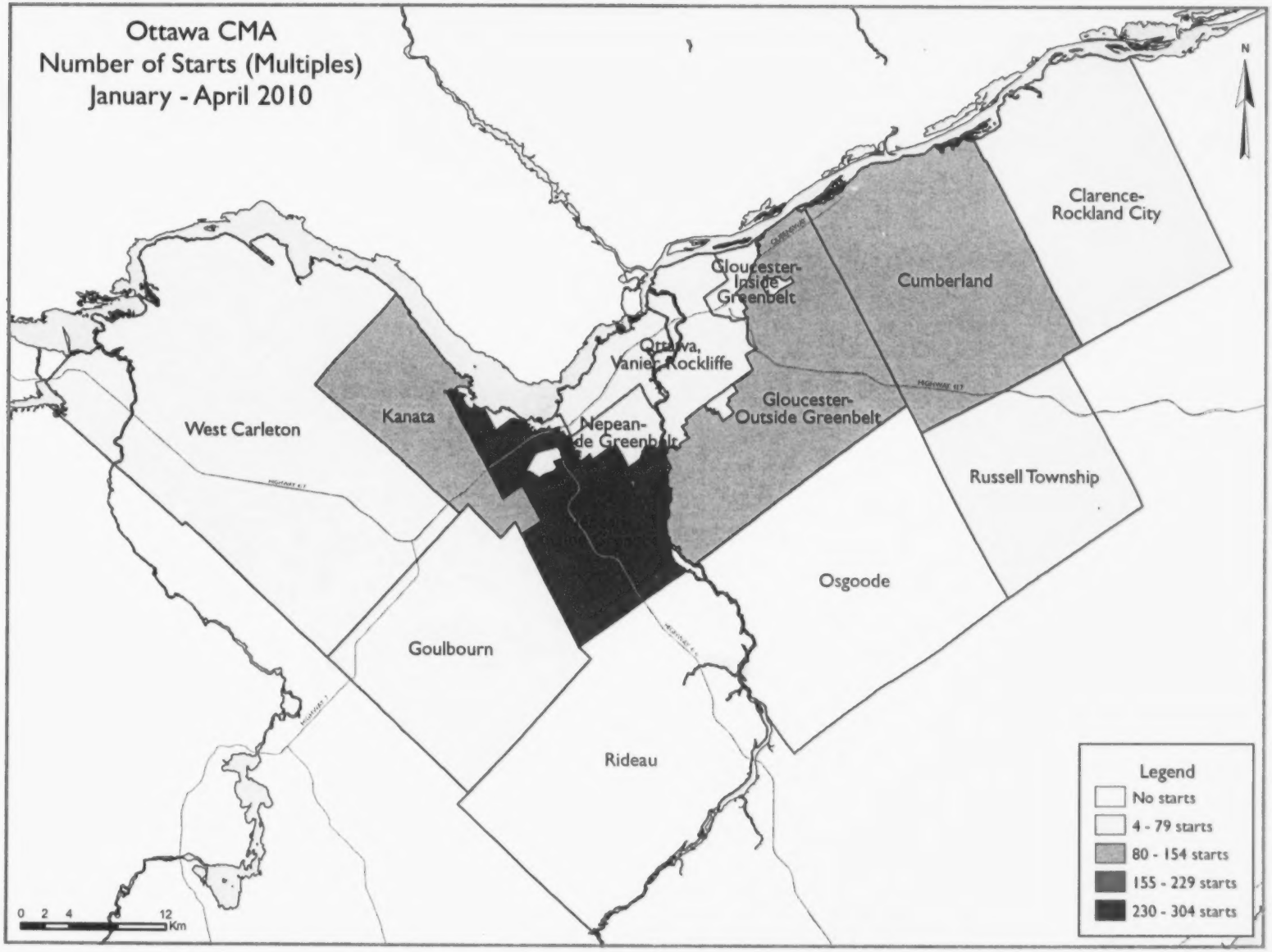
notable exception being the apartment segment. Semi-detached and townhomes led the growth in the first four months, compared to the same period one year ago. The presence of first-time home buyer families continued to be felt as they kept demanding low density more affordable types of dwellings.

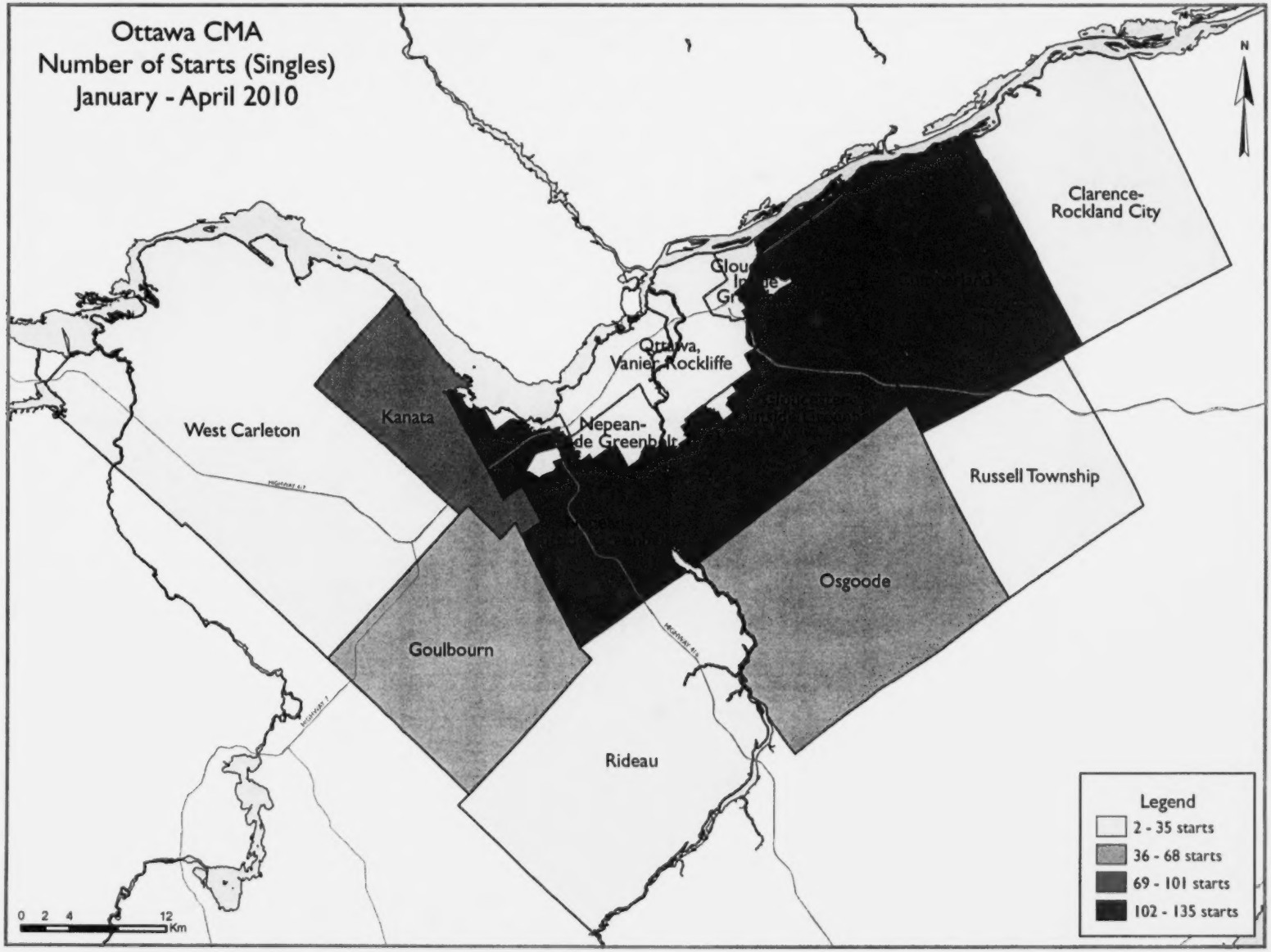
As was the case in March, Nepean led the way in the month of April. Of these starts, 40 per cent were townhomes and 31 per cent were new apartment units. Year-over-year, new construction activity was robust in all areas of the Ottawa CMA with the exception of Cumberland, which had declines in all housing segments. The areas of Osgoode, Goulbourn and Gloucester saw healthy increases, with all three demonstrating growth in the singles' segment. Goulbourn also had strong activity in the semi-detached and apartment segments, while Gloucester followed in the semi-detached and townhome sectors.


Ottawa CMA
Number of Starts (Multiples)
April 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
6 - 50 starts
51 - 94 starts
95 - 138 starts
139 - 182 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
April 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 15 starts
16 - 28 starts
29 - 41 starts
42 - 54 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
April 2010
N
Legend
No starts
2 - 60 starts
61 - 119 starts
120 - 177 starts
178 - 236 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - April 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
4 - 79 starts
80 - 154 starts
155 - 229 starts
230 - 304 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - April 2010
N
Clarence-
Rockland City
Ottawa,
Vanier, Rockliffe
West Carleton
Kanata
Nepean-
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
2 - 35 starts
36 - 68 starts
69 - 101 starts
102 - 135 starts

Ottawa CMA
Total Number of Starts
January - April 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
9 - 113 starts
114 - 218 starts
219 - 323 starts
324 - 428 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	220	44	165	0	0	72	5	0	506
April 2009	166	18	142	0	0	24	0	0	350
% Change	32.5	144.4	16.2	n/a	n/a	200.0	n/a	n/a	44.6
Year-to-date 2010	673	100	536	0	0	212	9	18	1,548
Year-to-date 2009	469	53	363	0	0	371	3	0	1,259
% Change	43.5	88.7	47.7	n/a	n/a	-42.9	200.0	n/a	23.0
UNDER CONSTRUCTION									
April 2010	1,472	228	1,621	0	0	1,635	20	203	5,179
April 2009	1,525	155	1,193	0	28	1,984	14	159	5,058
% Change	-3.5	47.1	35.9	n/a	-100.0	-17.6	42.9	27.7	2.4
COMPLETIONS									
April 2010	280	26	165	0	0	12	15	0	498
April 2009	209	8	142	0	0	95	0	0	454
% Change	34.0	**	16.2	n/a	n/a	-87.4	n/a	n/a	9.7
Year-to-date 2010	822	80	416	0	18	490	21	8	1,855
Year-to-date 2009	815	59	519	0	0	302	0	69	1,764
% Change	0.9	35.6	-19.8	n/a	n/a	62.3	n/a	-88.4	5.2
COMPLETED & NOT ABSORBED									
April 2010	14	11	109	0	1	134	5	62	336
April 2009	41	19	91	0	1	153	3	29	337
% Change	-65.9	-42.1	19.8	n/a	0.0	-12.4	66.7	113.8	-0.3
ABSORBED									
April 2010	285	26	160	0	0	16	12	4	503
April 2009	214	1	139	0	0	92	0	0	446
% Change	33.2	**	15.1	n/a	n/a	-82.6	n/a	n/a	12.8
Year-to-date 2010	823	83	412	0	18	504	18	29	1,887
Year-to-date 2009	819	52	511	0	0	300	1	47	1,730
% Change	0.5	59.6	-19.4	n/a	n/a	68.0	**	-38.3	9.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2010	191	44	159	0	0	72	5	0	471
April 2009	155	16	142	0	0	24	0	0	337
Ottawa, Vanier, Rockcliffe									
April 2010	8	4	16	0	0	0	5	0	33
April 2009	2	4	6	0	0	0	0	0	12
Nepean inside greenbelt									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2010	54	16	94	0	0	72	0	0	236
April 2009	80	0	58	0	0	0	0	0	138
Gloucester inside greenbelt									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2010	30	8	8	0	0	0	0	0	46
April 2009	22	0	3	0	0	0	0	0	25
Kanata									
April 2010	16	8	11	0	0	0	0	0	35
April 2009	14	4	14	0	0	0	0	0	32
Cumberland									
April 2010	39	0	24	0	0	0	0	0	63
April 2009	24	8	55	0	0	24	0	0	111
Goulbourn									
April 2010	17	8	6	0	0	0	0	0	31
April 2009	8	0	6	0	0	0	0	0	14
West Carleton									
April 2010	8	0	0	0	0	0	0	0	8
April 2009	1	0	0	0	0	0	0	0	1
Rideau									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Osgoode									
April 2010	17	0	0	0	0	0	0	0	17
April 2009	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
April 2010	14	0	6	0	0	0	0	0	20
April 2009	2	2	0	0	0	0	0	0	4
Russell Township									
April 2010	15	0	0	0	0	0	0	0	15
April 2009	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
April 2010	220	44	165	0	0	72	5	0	506
April 2009	166	18	142	0	0	24	0	0	350

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2010	1,363	228	1,607	0	0	1,635	20	203	5,056
April 2009	1,454	142	1,179	0	28	1,950	14	150	4,917
Ottawa, Vanier, Rockcliffe									
April 2010	58	60	155	0	0	965	4	203	1,445
April 2009	69	58	112	0	0	1,368	14	17	1,638
Nepean inside greenbelt									
April 2010	5	0	36	0	0	57	0	0	98
April 2009	8	2	23	0	0	225	0	0	258
Nepean outside greenbelt									
April 2010	325	38	424	0	0	232	0	0	1,019
April 2009	509	2	262	0	0	56	0	0	829
Gloucester inside greenbelt									
April 2010	11	12	24	0	0	0	0	0	47
April 2009	13	4	30	0	0	0	0	0	47
Gloucester outside greenbelt									
April 2010	200	60	110	0	0	92	0	0	462
April 2009	153	10	149	0	28	124	0	0	464
Kanata									
April 2010	208	42	375	0	0	8	0	0	633
April 2009	181	20	325	0	0	0	0	133	659
Cumberland									
April 2010	234	0	273	0	0	257	16	0	780
April 2009	191	12	193	0	0	153	0	0	549
Goulbourn									
April 2010	157	14	107	0	0	24	0	0	302
April 2009	151	30	67	0	0	24	0	0	272
West Carleton									
April 2010	62	2	103	0	0	0	0	0	167
April 2009	73	0	18	0	0	0	0	0	91
Rideau									
April 2010	16	0	0	0	0	0	0	0	16
April 2009	23	0	0	0	0	0	0	0	23
Osgoode									
April 2010	87	0	0	0	0	0	0	0	87
April 2009	83	4	0	0	0	0	0	0	87
Clarence-Rockland City									
April 2010	75	0	14	0	0	0	0	0	89
April 2009	31	10	14	0	0	34	0	0	89
Russell Township									
April 2010	34	0	0	0	0	0	0	0	34
April 2009	40	3	0	0	0	0	0	9	52
Ottawa-Gatineau CMA (Ontario portion)									
April 2010	1,472	228	1,621	0	0	1,635	20	203	5,179
April 2009	1,525	155	1,193	0	28	1,984	14	159	5,058

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2010	267	26	165	0	0	12	11	0	481
April 2009	191	8	142	0	0	95	0	0	436
Ottawa, Vanier, Rockcliffe									
April 2010	18	10	0	0	0	0	9	0	37
April 2009	3	6	0	0	0	25	0	0	34
Nepean inside greenbelt									
April 2010	1	2	0	0	0	0	0	0	3
April 2009	0	0	0	0	0	48	0	0	48
Nepean outside greenbelt									
April 2010	82	0	65	0	0	0	0	0	147
April 2009	52	0	16	0	0	12	0	0	80
Gloucester inside greenbelt									
April 2010	1	2	0	0	0	0	0	0	3
April 2009	0	0	13	0	0	0	0	0	13
Gloucester outside greenbelt									
April 2010	34	4	9	0	0	12	2	0	61
April 2009	28	0	8	0	0	10	0	0	46
Kanata									
April 2010	15	0	58	0	0	0	0	0	73
April 2009	19	0	34	0	0	0	0	0	53
Cumberland									
April 2010	43	0	16	0	0	0	0	0	59
April 2009	30	0	49	0	0	0	0	0	79
Goulbourn									
April 2010	25	8	0	0	0	0	0	0	33
April 2009	34	0	16	0	0	0	0	0	50
West Carleton									
April 2010	38	0	13	0	0	0	0	0	51
April 2009	16	0	6	0	0	0	0	0	22
Rideau									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	3	0	0	0	0	0	0	0	3
Osgoode									
April 2010	6	0	4	0	0	0	0	0	10
April 2009	6	2	0	0	0	0	0	0	8
Clarence-Rockland City									
April 2010	9	0	0	0	0	0	0	0	9
April 2009	7	0	0	0	0	0	0	0	7
Russell Township									
April 2010	4	0	0	0	0	0	4	0	8
April 2009	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
April 2010	280	26	165	0	0	12	15	0	498
April 2009	209	8	142	0	0	95	0	0	454

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2010	13	11	109	0	1	122	5	62	323
April 2009	32	19	91	0	1	141	3	29	316
Ottawa, Vanier, Rockcliffe									
April 2010	0	7	4	0	0	96	4	0	111
April 2009	1	13	9	0	0	108	0	4	135
Nepean inside greenbelt									
April 2010	0	0	0	0	0	0	0	4	4
April 2009	0	0	2	0	0	8	0	25	35
Nepean outside greenbelt									
April 2010	6	2	24	0	1	8	1	0	42
April 2009	0	0	11	0	1	15	1	0	28
Gloucester inside greenbelt									
April 2010	0	0	1	0	0	5	0	0	6
April 2009	0	2	2	0	0	8	0	0	12
Gloucester outside greenbelt									
April 2010	4	0	21	0	0	13	0	0	38
April 2009	8	2	16	0	0	1	2	0	29
Kanata									
April 2010	0	0	30	0	0	0	0	58	88
April 2009	3	0	17	0	0	0	0	0	20
Cumberland									
April 2010	0	0	18	0	0	0	0	0	18
April 2009	8	0	19	0	0	0	0	0	27
Goulbourn									
April 2010	0	1	7	0	0	0	0	0	8
April 2009	1	0	9	0	0	1	0	0	11
West Carleton									
April 2010	1	0	3	0	0	0	0	0	4
April 2009	1	0	6	0	0	0	0	0	7
Rideau									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	1	0	0	0	0	0	0	0	1
Osgoode									
April 2010	1	1	1	0	0	0	0	0	3
April 2009	9	2	0	0	0	0	0	0	11
Clarence-Rockland City									
April 2010	0	0	0	0	0	12	0	0	12
April 2009	0	0	0	0	0	12	0	0	12
Russell Township									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
April 2010	14	11	109	0	1	134	5	62	336
April 2009	41	19	91	0	1	153	3	29	337

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket April 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2010	268	26	160	0	0	16	8	4	482
April 2009	202	1	139	0	0	92	0	0	434
Ottawa, Vanier, Rockcliffe									
April 2010	18	10	0	0	0	4	6	0	38
April 2009	3	1	0	0	0	23	0	0	27
Nepean inside greenbelt									
April 2010	1	2	1	0	0	0	0	4	8
April 2009	0	0	1	0	0	48	0	0	49
Nepean outside greenbelt									
April 2010	80	0	63	0	0	0	0	0	143
April 2009	52	0	16	0	0	11	0	0	79
Gloucester inside greenbelt									
April 2010	1	2	2	0	0	0	0	0	5
April 2009	0	0	13	0	0	0	0	0	13
Gloucester outside greenbelt									
April 2010	34	4	10	0	0	12	2	0	62
April 2009	29	0	5	0	0	10	0	0	44
Kanata									
April 2010	15	0	50	0	0	0	0	0	65
April 2009	22	0	32	0	0	0	0	0	54
Cumberland									
April 2010	46	0	16	0	0	0	0	0	62
April 2009	37	0	49	0	0	0	0	0	86
Goulbourn									
April 2010	26	8	3	0	0	0	0	0	37
April 2009	34	0	16	0	0	0	0	0	50
West Carleton									
April 2010	37	0	12	0	0	0	0	0	49
April 2009	16	0	7	0	0	0	0	0	23
Rideau									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	3	0	0	0	0	0	0	0	3
Osgoode									
April 2010	6	0	3	0	0	0	0	0	9
April 2009	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
April 2010	9	0	0	0	0	0	0	0	9
April 2009	7	0	0	0	0	0	0	0	7
Russell Township									
April 2010	8	0	0	0	0	0	4	0	12
April 2009	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
April 2010	285	26	160	0	0	16	12	4	503
April 2009	214	1	139	0	0	92	0	0	446

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Ottawa City	191	155	44	16	164	142	72	24	471	337	39.8
Ottawa, Vanier, Rockcliffe	8	2	4	4	21	6	0	0	33	12	175.0
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	54	80	16	0	94	58	72	0	236	138	71.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	30	22	8	0	8	3	0	0	46	25	84.0
Kanata	16	14	8	4	11	14	0	0	35	32	9.4
Cumberland	39	24	0	8	24	55	0	24	63	111	-43.2
Goulbourn	17	8	8	0	6	6	0	0	31	14	121.4
West Carleton	8	1	0	0	0	0	0	0	8	1	**
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	17	4	0	0	0	0	0	0	17	4	**
Clarence-Rockland City	14	2	0	2	6	0	0	0	20	4	**
Russell Township	15	9	0	0	0	0	0	0	15	9	66.7
Ottawa-Gatineau CMA (Ontario Portion)	220	166	44	18	170	142	72	24	506	350	44.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	622	444	100	44	527	352	230	371	1,479	1,211	22.1
Ottawa, Vanier, Rockcliffe	20	8	12	8	21	35	44	323	97	374	-74.1
Nepean inside greenbelt	2	1	0	0	24	0	12	0	38	1	**
Nepean outside greenbelt	124	177	20	0	180	119	104	0	428	296	44.6
Gloucester inside greenbelt	2	4	4	2	10	10	0	0	16	16	0.0
Gloucester outside greenbelt	102	74	42	6	41	33	10	24	195	137	42.3
Kanata	85	38	12	6	85	36	8	0	190	80	137.5
Cumberland	135	81	0	10	125	113	28	24	288	228	26.3
Goulbourn	66	31	10	10	6	6	24	0	106	47	125.5
West Carleton	26	14	0	0	35	0	0	0	61	14	**
Rideau	9	2	0	0	0	0	0	0	9	2	**
Osgoode	51	14	0	2	0	0	0	0	51	16	**
Clarence-Rockland City	29	9	0	6	14	14	0	0	43	29	48.3
Russell Township	22	16	0	3	4	0	0	0	26	19	36.8
Ottawa-Gatineau CMA (Ontario Portion)	673	469	100	53	545	366	230	371	1,548	1,259	23.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Ottawa City	159	142	5	0	72	24	0	0
Ottawa, Vanier, Rockcliffe	16	6	5	0	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	94	58	0	0	72	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	8	3	0	0	0	0	0	0
Kanata	11	14	0	0	0	0	0	0
Cumberland	24	55	0	0	0	24	0	0
Goulbourn	6	6	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	165	142	5	0	72	24	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	522	349	5	3	212	371	18	0
Ottawa, Vanier, Rockcliffe	16	32	5	3	26	323	18	0
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	180	119	0	0	104	0	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	41	33	0	0	10	24	0	0
Kanata	85	36	0	0	8	0	0	0
Cumberland	125	113	0	0	28	24	0	0
Goulbourn	6	6	0	0	24	0	0	0
West Carleton	35	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	14	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	536	363	9	3	212	371	18	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Ottawa City	394	313	72	24	5	0	471	337
Ottawa, Vanier, Rockcliffe	28	12	0	0	5	0	33	12
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	164	138	72	0	0	0	236	138
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	46	25	0	0	0	0	46	25
Kanata	35	32	0	0	0	0	35	32
Cumberland	63	87	0	24	0	0	63	111
Goulbourn	31	14	0	0	0	0	31	14
West Carleton	8	1	0	0	0	0	8	1
Rideau	2	0	0	0	0	0	2	0
Osgoode	17	4	0	0	0	0	17	4
Clarence-Rockland City	20	4	0	0	0	0	20	4
Russell Township	15	9	0	0	0	0	15	9
Ottawa-Gatineau CMA (Ontario Portion)	429	326	72	24	5	0	506	350

Table 2.5: Starts by Submarket and by Intended Market January - April 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,244	837	212	371	23	3	1,479	1,211
Ottawa, Vanier, Rockcliffe	48	48	26	323	23	3	97	374
Nepean inside greenbelt	26	1	12	0	0	0	38	1
Nepean outside greenbelt	324	296	104	0	0	0	428	296
Gloucester inside greenbelt	16	16	0	0	0	0	16	16
Gloucester outside greenbelt	185	113	10	24	0	0	195	137
Kanata	182	80	8	0	0	0	190	80
Cumberland	260	204	28	24	0	0	288	228
Goulbourn	82	47	24	0	0	0	106	47
West Carleton	61	14	0	0	0	0	61	14
Rideau	9	2	0	0	0	0	9	2
Osgoode	51	16	0	0	0	0	51	16
Clarence-Rockland City	43	29	0	0	0	0	43	29
Russell Township	22	19	0	0	4	0	26	19
Ottawa-Gatineau CMA (Ontario Portion)	1,309	885	212	371	27	3	1,548	1,259

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Ottawa City	267	191	28	8	174	142	12	95	481	436	10.3
Ottawa, Vanier, Rockcliffe	18	3	10	6	9	0	0	25	37	34	8.8
Nepean inside greenbelt	1	0	2	0	0	0	0	48	3	48	-93.8
Nepean outside greenbelt	82	52	0	0	65	16	0	12	147	80	83.8
Gloucester inside greenbelt	1	0	2	0	0	13	0	0	3	13	-76.9
Gloucester outside greenbelt	34	28	6	0	9	8	12	10	61	46	32.6
Kanata	15	19	0	0	58	34	0	0	73	53	37.7
Cumberland	43	30	0	0	16	49	0	0	59	79	-25.3
Goulbourn	25	34	8	0	0	16	0	0	33	50	-34.0
West Carleton	38	16	0	0	13	6	0	0	51	22	131.8
Rideau	4	3	0	0	0	0	0	0	4	3	33.3
Osgoode	6	6	0	2	4	0	0	0	10	8	25.0
Clarence-Rockland City	9	7	0	0	0	0	0	0	9	7	28.6
Russell Township	4	11	0	0	4	0	0	0	8	11	-27.3
Ottawa-Gatineau CMA (Ontario Portion)	280	209	28	8	178	142	12	95	498	454	9.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	758	748	78	57	428	519	464	371	1,728	1,695	1.9
Ottawa, Vanier, Rockcliffe	57	23	18	25	15	31	391	146	481	225	113.8
Nepean inside greenbelt	5	2	2	0	0	20	0	117	7	139	-95.0
Nepean outside greenbelt	233	182	2	4	155	87	25	36	415	309	34.3
Gloucester inside greenbelt	7	9	2	0	3	22	0	10	12	41	-70.7
Gloucester outside greenbelt	86	76	20	4	61	50	12	22	179	152	17.8
Kanata	73	123	10	4	106	84	0	0	189	211	-10.4
Cumberland	113	118	8	0	44	106	36	16	201	240	-16.3
Goulbourn	67	127	12	18	27	43	0	24	106	212	-50.0
West Carleton	68	44	0	0	13	76	0	0	81	120	-32.5
Rideau	19	8	0	0	0	0	0	0	19	8	137.5
Osgoode	30	36	4	2	4	0	0	0	38	38	0.0
Clarence-Rockland City	53	39	4	0	15	0	34	0	106	39	171.8
Russell Township	11	28	2	2	8	0	0	0	21	30	-30.0
Ottawa-Gatineau CMA (Ontario Portion)	822	815	84	59	451	519	498	371	1,855	1,764	5.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Ottawa City	165	142	9	0	12	95	0	0
Ottawa, Vanier, Rockcliffe	0	0	9	0	0	25	0	0
Nepean inside greenbelt	0	0	0	0	0	48	0	0
Nepean outside greenbelt	65	16	0	0	0	12	0	0
Gloucester inside greenbelt	0	13	0	0	0	0	0	0
Gloucester outside greenbelt	9	8	0	0	12	10	0	0
Kanata	58	34	0	0	0	0	0	0
Cumberland	16	49	0	0	0	0	0	0
Goulbourn	0	16	0	0	0	0	0	0
West Carleton	13	6	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	165	142	13	0	12	95	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	419	519	9	0	456	302	8	69
Ottawa, Vanier, Rockcliffe	6	31	9	0	383	146	8	0
Nepean inside greenbelt	0	20	0	0	0	48	0	69
Nepean outside greenbelt	155	87	0	0	25	36	0	0
Gloucester inside greenbelt	3	22	0	0	0	10	0	0
Gloucester outside greenbelt	61	50	0	0	12	22	0	0
Kanata	106	84	0	0	0	0	0	0
Cumberland	44	106	0	0	36	16	0	0
Goulbourn	27	43	0	0	0	24	0	0
West Carleton	13	76	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	15	0	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	434	519	17	0	490	302	8	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Ottawa City	458	341	12	95	11	0	481	436
Ottawa, Vanier, Rockcliffe	28	9	0	25	9	0	37	34
Nepean inside greenbelt	3	0	0	48	0	0	3	48
Nepean outside greenbelt	147	68	0	12	0	0	147	80
Gloucester inside greenbelt	3	13	0	0	0	0	3	13
Gloucester outside greenbelt	47	36	12	10	2	0	61	46
Kanata	73	53	0	0	0	0	73	53
Cumberland	59	79	0	0	0	0	59	79
Goulbourn	33	50	0	0	0	0	33	50
West Carleton	51	22	0	0	0	0	51	22
Rideau	4	3	0	0	0	0	4	3
Osgoode	10	8	0	0	0	0	10	8
Clarence-Rockland City	9	7	0	0	0	0	9	7
Russell Township	4	11	0	0	4	0	8	11
Ottawa-Gatineau CMA (Ontario Portion)	471	359	12	95	15	0	498	454

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,235	1,324	474	302	19	69	1,728	1,695
Ottawa, Vanier, Rockcliffe	81	79	383	146	17	0	481	225
Nepean inside greenbelt	7	22	0	48	0	69	7	139
Nepean outside greenbelt	390	273	25	36	0	0	415	309
Gloucester inside greenbelt	12	31	0	10	0	0	12	41
Gloucester outside greenbelt	147	130	30	22	2	0	179	152
Kanata	189	211	0	0	0	0	189	211
Cumberland	165	224	36	16	0	0	201	240
Goulbourn	106	188	0	24	0	0	106	212
West Carleton	81	120	0	0	0	0	81	120
Rideau	19	8	0	0	0	0	19	8
Osgoode	38	38	0	0	0	0	38	38
Clarence-Rockland City	70	39	34	0	2	0	106	39
Russell Township	13	30	0	0	8	0	21	30
Ottawa-Gatineau CMA (Ontario Portion)	1,318	1,393	508	302	29	69	1,855	1,764

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2010	6	2.7	8	3.6	86	39.1	77	35.0	43	19.5	220	418,450	429,405
April 2009	3	1.5	16	7.9	96	47.5	64	31.7	23	11.4	202	389,990	412,510
Year-to-date 2010	6	1.0	47	8.0	249	42.3	201	34.2	85	14.5	588	398,990	417,406
Year-to-date 2009	10	1.3	65	8.6	356	47.0	230	30.3	97	12.8	758	388,445	415,563
Ottawa, Vanier, Rockcliffe													
April 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	26.3	14	73.7	19	664,900	645,658
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	685,000	758,988
Nepean inside greenbelt													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Nepean outside greenbelt													
April 2010	1	1.3	0	0.0	16	20.5	41	52.6	20	25.6	78	461,400	454,136
April 2009	0	0.0	3	5.8	32	61.5	17	32.7	0	0.0	52	378,195	382,842
Year-to-date 2010	1	0.5	21	9.5	94	42.3	81	36.5	25	11.3	222	398,990	404,428
Year-to-date 2009	0	0.0	4	2.2	107	58.8	65	35.7	6	3.3	182	386,900	395,544
Gloucester inside greenbelt													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
Gloucester outside greenbelt													
April 2010	0	0.0	1	3.3	13	43.3	9	30.0	7	23.3	30	411,900	435,096
April 2009	0	0.0	2	6.9	13	44.8	11	37.9	3	10.3	29	397,900	426,579
Year-to-date 2010	0	0.0	1	1.3	29	38.7	34	45.3	11	14.7	75	419,900	434,280
Year-to-date 2009	0	0.0	3	4.1	33	44.6	29	39.2	9	12.2	74	400,950	425,001
Kanata													
April 2010	0	0.0	0	0.0	7	63.6	3	27.3	1	9.1	11	384,900	396,627
April 2009	0	0.0	1	4.5	10	45.5	7	31.8	4	18.2	22	397,650	414,945
Year-to-date 2010	0	0.0	9	14.1	36	56.3	13	20.3	6	9.4	64	369,300	395,335
Year-to-date 2009	0	0.0	1	0.8	65	52.8	41	33.3	16	13.0	123	393,900	414,542
Cumberland													
April 2010	0	0.0	6	14.0	25	58.1	9	20.9	3	7.0	43	373,400	378,151
April 2009	0	0.0	3	8.1	25	67.6	8	21.6	1	2.7	37	375,900	379,962
Year-to-date 2010	0	0.0	13	11.9	51	46.8	35	32.1	10	9.2	109	383,900	389,047
Year-to-date 2009	0	0.0	16	12.8	75	60.0	29	23.2	5	4.0	125	368,900	374,298
Goulbourn													
April 2010	0	0.0	1	3.8	12	46.2	8	30.8	5	19.2	26	402,195	435,310
April 2009	1	2.9	6	17.6	13	38.2	13	38.2	1	2.9	34	370,945	375,453
Year-to-date 2010	0	0.0	3	5.1	24	40.7	26	44.1	6	10.2	59	406,100	420,191
Year-to-date 2009	4	3.1	31	24.4	57	44.9	30	23.6	5	3.9	127	339,990	359,438

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2010	5	20.8	0	0.0	13	54.2	5	20.8	1	4.2	24	336,990	361,522
April 2009	0	0.0	1	6.3	1	6.3	4	25.0	10	62.5	16	520,450	598,612
Year-to-date 2010	5	16.1	0	0.0	15	48.4	6	19.4	5	16.1	31	355,990	409,107
Year-to-date 2009	0	0.0	2	4.5	7	15.9	12	27.3	23	52.3	44	500,450	547,216
Rideau													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	2	28.6	1	14.3	1	14.3	3	42.9	0	0.0	7	--	--
Osgoode													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	4	10.3	7	17.9	7	17.9	10	25.6	11	28.2	39	425,000	422,882
Clarence-Rockland City													
April 2010	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	--	--
April 2009	2	28.6	1	14.3	3	42.9	1	14.3	0	0.0	7	--	--
Year-to-date 2010	8	18.2	15	34.1	19	43.2	2	4.5	0	0.0	44	299,400	298,467
Year-to-date 2009	11	28.2	13	33.3	11	28.2	2	5.1	2	5.1	39	265,000	303,106
Russell Township													
April 2010	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	--	--
April 2009	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	305,000	329,214
Year-to-date 2009	4	18.2	10	45.5	6	27.3	2	9.1	0	0.0	22	291,850	303,599
Ottawa-Gatineau CMA (Ontario portion)													
April 2010	6	2.5	15	6.4	93	39.4	79	33.5	43	18.2	236	405,945	422,748
April 2009	5	2.3	21	9.8	100	46.7	65	30.4	23	10.7	214	388,545	406,009
Year-to-date 2010	14	2.2	68	10.5	273	42.3	205	31.8	85	13.2	645	391,900	407,515
Year-to-date 2009	25	3.1	88	10.7	373	45.5	234	28.6	99	12.1	819	384,900	407,200

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2010

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	429,405	412,510	4.1	417,406	415,563	0.4
Ottawa, Vanier, Rockcliffe	--	--	n/a	645.658	758,988	-14.9
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	454,136	382,842	18.6	404,428	395,544	2.2
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	435,096	426,579	2.0	434,280	425,001	2.2
Kanata	396,627	414,945	-4.4	395,335	414,542	-4.6
Cumberland	378,151	379,962	-0.5	389,047	374,298	3.9
Goulbourn	435,310	375,453	15.9	420,191	359,438	16.9
West Carleton	361,522	598,612	-39.6	409,107	547,216	-25.2
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	422,882	n/a
Clarence-Rockland City	--	--	n/a	298,467	303,106	-1.5
Russell Township	--	--	n/a	329,214	303,599	8.4
Ottawa-Gatineau CMA (Ontario Portion)	422,748	406,009	4.1	407,515	407,200	0.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,418	3,049	2,221	63.8	333,854	11.8	328,205
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	YTD 2009	4,111	-5.4		8,424			289,780	0.1	
	YTD 2010	5,227	27.1		9,263			328,359	13.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25		115.8	501	6.0	72.6	973
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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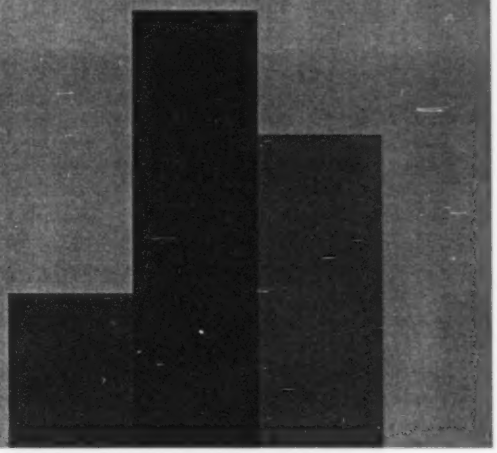

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